When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:
FAITH TITLE AND ESCROW, INC.
2823 HWY 31W; SUITE 450
WHITE HOUSE, TN 37188

FILE NO. 141127

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for the transfer is $130,000.00.

Rachelle Caudill
Affiant

Subscribed and sworn before me, this 27th day of October, 2014.

Notary Public
My Commission Expires: 4/17/16

BILL GARRETT, Davidson County
Trans:T20140081212 DEEDWARR
Recvd: 10/28/14 13:45 2 pgs
Fees:13.00 Taxes:481.00
20141028-0099422

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JAMES WILLIAM BEGLEY and CHELSEA O. BEGLEY 205 FANNIN DR. GOODLETTSVILLE, TN 37072	~~New Owner~~ Prime Lending 17330 Preston Rd. Suite 160B Dallas, TX 75252	Map/Parcel: 018-12-0/014.00

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **CODY W. CAPPS and DAPHNE L. CAPPS, HUSBAND AND WIFE**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JAMES WILLIAM BEGLEY and CHELSEA O. BEGLEY, HUSBAND AND WIFE**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, Being Lot No. 17 on the Plan of Mansker Heights, of record in Book 2900, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed from Lois P. McClure and Nancy L. Parrott to Cody W. Capps and Daphne L. Capps by Deed dated the 28th day of March, 2011, of record as Instrument Number 20110401-0025345, Register's Office for Davidson County, Tennessee.

This is improved property known as 205 FANNIN DR., GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of October, 2014.

CODY W. CAPPS

DAPHNE L. CAPPS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **CODY W. CAPPS and DAPHNE L. CAPPS,** known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this 24th day of October, 2014.

Notary Public
My Commission Expires: 10/24/17

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY